

MINUTES OF THE FEBRUARY 16, 2011 PLANNING AND ZONING MEETING

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD MEETING

Held in the City of Mesa Council Chambers
Date: February 16, 2011 Time: 4:00 p.m.

MEMBERS PRESENT

Beth Coons, Vice-Chair
Chell Roberts
Vince DiBella
Lisa Hudson
Brad Arnett
Suzanne Johnson

MEMBERS ABSENT

Randy Carter, excused

OTHERS PRESENT

John Wesley
Gordon Sheffield
Tom Ellsworth
Lesley Davis
Wahid Alam
Debbie Archuleta
Margaret Robertson

William Puffer
Nate Caine

Vice Chair Coons declared a quorum present and the meeting was called to order at 4:00 p.m. The meeting was recorded on tape and dated February 16, 2011. Before adjournment at 4:22 p.m., action was taken on the following:

It was moved by Boardmember Brad Arnett, seconded by Boardmember Chell Roberts that the minutes of the January 18, 2011, and January 19, 2011 study sessions and regular meeting be approved as submitted. Vote: 6 – 0 - 1 Chair Carter absent

Consent Agenda Items: All items identified with an asterisk (*) were approved with one Board motion.

It was moved by Boardmember Vince DiBella, seconded by Boardmember Lisa Hudson that the consent items C.1 and D.1 be approved. Vote: 6 – 0 – 1 Chair Carter absent

Vice Chair Coons then turned the meeting over to Boardmember Roberts and abstained from discussion of the preliminary plat of Farnsworth Executive Office

It was then moved by Boardmember Lisa Hudson, seconded by Boardmember Suzanne Johnson that item D.2, the Preliminary Plat of Farnsworth Executive Offices be approved. Vote: 5 – 1 -1 Vice Chair Coons abstained, Chair Carter absent.

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Zoning Cases: Z11-05

Item: **Z11-05 (District 1)** 1840 North Lindsay Road. Located south of McKellips Road on the west side of Lindsay Road (1.14± acres). Site Plan Modification. This request will allow the development of an automotive repair facility as part of an existing group commercial center. (PLN2010-00383)

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Vince DiBella, seconded by Boardmember Lisa Hudson

That: The Board recommend to the City Council approval of zoning case Z11-05 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan and elevations submitted.
2. Compliance with Special Use Permit (SUP) case # BA06-047
3. Compliance with Preliminary Plan Review Team's comments, except as modified by the conditions listed above.
4. *Compliance with all Design Review requirements.*
5. *Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.*
6. *Provide a direct pedestrian connection between the main customer entrance and Lindsay Road side walk. Pedestrian connections through parking lots should use enhanced materials (only stripe mark on asphalt is not acceptable).*

Vote: Passed 6 – 0 - 1 Chair Carter absent

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Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at www.mesaaz.gov*

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D. DISCUSS AND TAKE ACTION ON THE FOLLOWING PRELIMINARY PLAT(S):

- * 1 Power Road and Baywood Avenue Medical Office Building
257 & 239 South Power Road

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Vince DiBella, seconded by Boardmember Lisa Hudson that: The preliminary plat of Power Road and Baywood Avenue Medical Office Building be approved.

Vote: 6 – 0 – 1 Chair Carter absent

- * 2 Farnsworth Executive Offices
460 South Greenfield Road

Comments: This case was on the consent agenda and therefore was not discussed individually

It was moved by Boardmember Lisa Hudson, seconded by Boardmember Suzanne Johnson that: the Preliminary Plat of Farnsworth Executive Offices be approved.

Vote: 5 – 1 -1 Vice Chair Coons abstained, Chair Carter absent.

E. HEAR A PRESENTATION, DISCUSS AND PROVIDE DIRECTION ON THE FOLLOWING:

Status of the Zoning Code Update Process and Summary of Final Draft Provisions

Zoning Administrator Gordon Sheffield explained a notice had been sent out in last month's utility bills regarding the Zoning Code update. He stated the formal letter should be mailed the last week of February. The public input before the Planning and Zoning Board would be scheduled for March 23rd, and staff anticipated a recommendation from the Board to the City Council at the April 20th meeting. Vice Chair Coons confirmed that anyone wishing to speak on the Zoning Code update could speak at the March 23rd and April 20th Planning and Zoning Board meetings. Mr. Sheffield

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stated that anyone who cannot attend either of those meetings can contact him at Planning.info@mesaaz.gov

Nate Caine, 1325 West Keats Avenue, spoke regarding the update. He stated he wanted the requirement for tattoo parlors and other uses requiring a Council Use Permit to require a distance separation from any other use requiring a Council Use Permit. He said it didn't have to necessarily be the 1200' separation from other tattoo parlors, maybe 500'. He also wanted criminal background checks for anything requiring a Council Use Permit. Mr. Caine was concerned about a sign with an electronic message board that was allowed to change messages more than once an hour.

William Puffer, 8330 East Thomas Road wanted to know what affect the new code would have on sub-area plans, like the Desert Uplands Plan.

Mr. Sheffield then addressed the citizen concerns. He stated he would discuss the issue of Council Use Permits with City Council. He explained that in order to change messages more than once an hour you need to get a Special Use Permit. The Special Use Permit process requires a public hearing before the Zoning Administrator Hearing Officer or the Board of Adjustment, both meetings require a 300' notification as well as posting of the property.

Regarding Mr. Puffer's concerns, he explained that the Zoning Code update should not affect sub-area plan policies. In fact the Zoning Code should help to enact some of the policies in some of the sub-area plans and enable some of the objectives. The sub-area plans are policy documents, the Zoning Code is where the entitlements lie. He stated there should continue to be a link between the sub-area plans and the Code.

Vice Chair Coons thanked Mr. Caine and Mr. Puffer for their interest in the Zoning Code. She reiterated that anyone who was interested in the Zoning Code could attend the March 23rd or April 20th meetings to address the Board with their concerns.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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